

THIS DEED, Made this ____ day of April, 2000, by and between
 JWS ASSOCIATES I, LIMITED PARTNERSHIP, a Maryland Limited
 Partnership, Grantor; and NYLON CAPITAL SHOPPING CENTER, INC., a
 Delaware corporation, Grantee,

WITNESSETH, that in consideration of the sum of Four Hundred
 Forty Five Thousand Dollars (\$445,000.00) and other good and
 valuable considerations, the receipt whereof is hereby
 acknowledged, the said JWS Associates I, Limited Partnership does
 hereby grant and convey unto the said Nylon Capital Shopping
 Center, Inc., its successors and assigns, in fee simple,

ALL that parcel of land situate, lying and being in the Town
 of Chestertown, in the Fourth Election District of Kent County,
 Maryland, more particularly described as follows:

BEGINNING for the same at an iron pipe on the northeast side
 of Cross Street Extended, said point being the westernmost corner
 of the herein described lands and the southernmost corner of the
 lands of the Town of Chestertown (Police Station lot); and
 running, thence by and with said police station lot North 38
 degrees 20 minutes 39 seconds East - 111.12 feet to an iron pipe
 and North 49 degrees 50 minutes 28 seconds West - 5.72 feet to a
 steel rod and the lands of the Barrett Family L.P.; thence, by and
 with said lands North 38 degrees 11 minutes 10 seconds East -
 19.65 feet to the lands of Albert Bakker; thence, by and with said
 Bakker lands South 50 degrees 39 minutes 10 seconds East - 39.79
 feet to an iron pipe and North 37 degrees 37 minutes 50 seconds
 East - 83.90 feet to an iron pipe and the lands of Sydney G.
 Ashley; thence, by and with said Ashley lands South 50 degrees 42
 minutes 10 seconds East - 35.20 feet to an iron pipe, North 39
 degrees 17 minutes 50 seconds East - 22.05 feet to an iron pipe,
 South 50 degrees 39 minutes 10 seconds East - 62.50 feet to an
 iron pipe, and North 39 degrees 20 minutes 50 seconds East - 84.00
 feet to a point in a utility pole on the southwest side of Cannon
 Street; thence, by and with the southwest side of said street
 South 50 degrees 39 minutes 10 seconds East - 111.79 feet to the
 lands of Clara Carter (Note: this point is South 39 degrees 20
 minutes 50 seconds West - 4.41 feet from a mark on the southwest
 edge of a concrete walk); thence, by and with said Carter lands
 South 39 degrees 20 minutes 50 seconds West - 39.32 feet, South 50
 degrees 31 minutes 40 seconds East - 5.20 feet, South 35 degrees
 05 minutes 30 seconds West - 21.26 feet and South 51 degrees 07
 minutes 20 seconds East - 16.00 feet to the lands of David Bruce;
 thence, by and with said Bruce lands and with the lands of E.G.
 Smith South 39 degrees 44 minutes 50 seconds West - 63.03 feet to
 a steel rod and the lands of Chestertown Development, L.P.;
 thence, by and with Chestertown Development lands North 50 degrees
 30 minutes West - 35.00 feet to an iron pipe; thence, still by and
 with Chestertown Development, with the lands of David Johnson, and
 with other lands of Chestertown Development South 39 degrees 30
 minutes West - 83.00 feet to an iron pipe; thence, still by and
 with Chestertown Development South 50 degrees 30 minutes East -
 75.80 feet to an iron pipe and the northwest side of Queen Street;
 thence, by and with Queen Street South 39 degrees 30 minutes West

- 50.94 feet to an iron pipe and a third lot of Chestertown Development; thence, by and with said lands North 50 degrees 30 minutes West - 75.80 feet to an iron pipe; thence, still by and with said lands and with the lands of Stewart Cann and a fourth lot of Chestertown Development South 39 degrees 30 minutes West - 91.12 feet to an iron pipe and the right-of-way on the northeast side of Cross Street Extended; thence, by and with the northeast side of said street the twelve following courses and distances:
(1) along an arc the radius of which is 200 feet and the chord of which is North 39 degrees 24 minutes 40 seconds West - 17.06 feet,
(2) North 50 degrees 04 minutes 51 seconds West - 29.06 feet,
(3) North 17 degrees 21 minutes 47 seconds West - 21.98 feet,
(4) North 41 degrees 54 minutes 11 seconds West - 8.00 feet,
(5) South 48 degrees 05 minutes 49 seconds West - 11.00 feet,
(6) North 41 degrees 54 minutes 11 seconds West - 35.00 feet,
(7) North 43 degrees 02 minutes 19 seconds West - 15.00 feet,
(8) North 48 degrees 05 minutes 49 seconds East - 21.30 feet,
(9) North 41 degrees 54 minutes 11 seconds West - 10.00 feet,
(10) South 48 degrees 05 minutes 49 seconds West - 21.61 feet,
(11) North 43 degrees 05 minutes 55 seconds West - 75.02 feet, and
(12) North 40 degrees 45 minutes 26 seconds West - 18.18 feet to the place of beginning. Containing in all 1.563 acres of land, more or less, which property is further described on a plat entitled "PLAT OF A SURVEY OF THE JOSEPH W. STRONG LANDS" prepared by William R. Nuttle, Registered Surveyor, dated December, 1992 and recorded among the Land Records of Kent County, Maryland, in Plat Book M.L.M. No. 1, folio 179.

SUBJECT to an easement for 3 parking spaces lying adjacent to and northwest of the lands of E.G. Smith as set forth in a deed recorded at Liber E.H.P. No. 259, Folio 284.

BEING the same property as Parcel No. 2 in that conveyance from Joseph W. Strong, Sr., Trustee, under the Joseph W. Strong, Sr. Revocable Trust dated July 28, 1986, to JWS Associates I, Limited Partnership, dated December 31st, 1992, and recorded among the Land Records for Kent County, Maryland, in Liber M.L.M. No. 34, folio 69, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Nylon Capital Shopping Center, Inc., its successors and assigns, in fee simple.

AND the said Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such

further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

WITNESS:

JWS ASSOCIATES I, LIMITED PARTNERSHIP

Witness

BY: _____ [SEAL]
JOSEPH W. STRONG, Partner

STATE OF MARYLAND, COUNTY OF _____, to wit:

I HEREBY CERTIFY, that on this _____ day of April, 2000, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOSEPH W. STRONG, SR., who acknowledged that he is a Partner of JWS Associates I, Limited Partnership (the "Partnership"), and that he executed the foregoing instrument for the purposes contained therein, by signing the name of the Partnership by himself as Partner and that the same is his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Official Seal.

My Commission expires: _____

Notary Public

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Alexander P. Rasin, III, Attorney

'88 JUN 9 AM 11 14

THIS DEED, Made this 9th day of June, 1988, by and between JOSEPH W. STRONG, SR., Trustee, under the JOSEPH W. STRONG, SR., REVOCABLE TRUST, of Kent County, State of Maryland, of the first part, and EDWARD G. SMITH and JEAN G. SMITH, his wife, of Queen Anne County, State of Maryland, of the second part.

REC'D FEE 16.50
REC'D TAX 36.30

WITNESSETH, that in consideration of the sum of Eleven Thousand Dollars (\$11,000.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Joseph W. Strong, Sr., under the Joseph W. Strong, Sr., Revocable Trust does grant and convey unto the said Edward G. Smith and Jean G. Smith, his wife, as tenants by the entireties, and to the survivor of them, and to the survivor's heirs and assigns, in fee simple.

IRAW TAX 110.00

ALL that piece or parcel of land situate, lying and being in the Fourth Election District of Kent County, Maryland, in the Town of Chestertown, on the Northwest side of Queen Street and described as follows:

BEGINNING FOR THE SAME at an iron pipe found along the northwesternmost side of Queen Street (a fifty two foot wide right-of-way) at the intersection of the division line between the herein described lands and the lands of Chestertown Development Limited Partnership (see E.H.P. 210/297);

THENCE leaving said beginning point so fixed and binding on the aforesaid division line North 50 degrees 42 minutes 21 seconds West, 40.01 feet to an iron rod set;

THENCE leaving the lands of Chestertown Development Limited Partnership and running for a new line of division through the lands of Joseph W. Strong, Sr., Trustee (see E.H.P. 204/325) North 39 degrees 27 minutes 51 seconds East, 25.74 feet to an iron rod set at the westernmost corner of the lands of CS Partnership (see E.H.P. 236/282);

THENCE binding on the southwesternmost outline of the aforesaid lands of CS Partnership South 50 degrees 32 minutes 09 seconds East, 40.00 feet to an iron rod set along the northwesternmost side of the aforementioned Queen Street;

THENCE binding on the northwesternmost side of Queen Street South 39 degrees 27 minutes 51 seconds West, 25.62 feet to the place of beginning. Containing in all 1027 square feet of land, more or less, as surveyed by McCrone, Inc., Registered Professional Engineers and Land Surveyors in February of 1988; and shown on the plat recorded herewith.

BEING part of the land conveyed to Joseph W. Strong, Sr., Trustee from Joseph W. Strong, Sr. and Florence W. Strong, his wife, by deed dated August 9, 1986, and recorded among the Land Record Books of Kent County, Maryland in Liber E.H.P. No. 204, folio 315.

TOGETHER with the Easement for three (3) 9' x 18' parking spaces as shown on the aforementioned plat.

Mailed to Mr. & Mrs. Edward G. Smith 6/30/88.

1987/88

Hilma Legg

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Kent County

John W. Blaylock
and L. G. 88

LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MD. 21620
TELEPHONE 770-2112

Tager Willis

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of land and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Edward G. Smith and Jean G. Smith, his wife, as tenants by the entireties, and to the survivor of them, and to the survivor's heirs and assigns, in fee simple.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

Witness:

Nancy Lee Jewell

Joseph W. Strong, Sr. (SEAL)
Joseph W. Strong, Sr., Trustee

STATE OF MARYLAND

COUNTY OF Kent to wit:

I HEREBY CERTIFY, that on this 9th day of June, 1988, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared Joseph W. Strong, Sr., Trustee, the above named Grantor, and he acknowledged the foregoing Deed to be his act.

As Witness my hand and Notarial Seal.

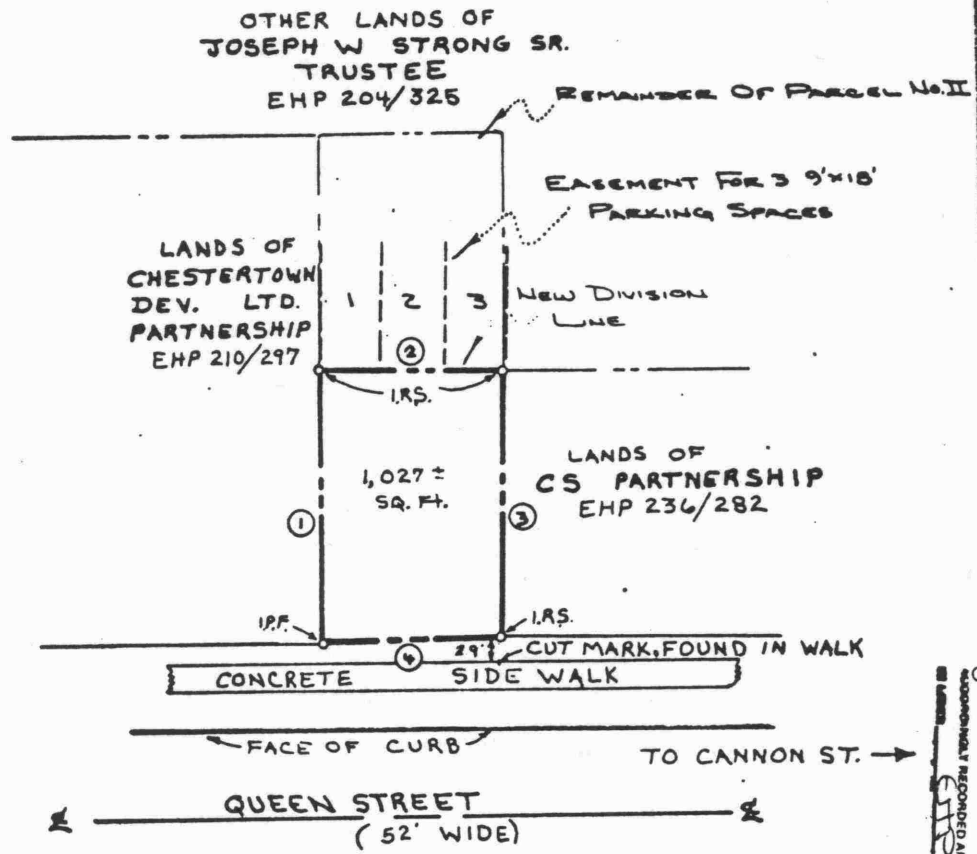
Nancy Lee Jewell
Notary Public

My Commission Expires:

July 1, 1990.

APPROVED: *BOOK 259 PAGE 286*
 3/23/88 *Wm. M. [Signature]*
 3/20/88 *Wm. M. [Signature]*
 DATE: *Chester County Planning Commission*
 3/20/88 *Wm. M. [Signature]*
 DATE: *Chester County Zoning Administrator*
 3/20/88 *Wm. M. [Signature]*
 DATE: *Chester County Dept. of Public Works*
 3/20/88 *Wm. M. [Signature]*
 DATE: *Kent County Health Officer*

BEARING CHART		
#	BEARING	DISTANCE
①	N 50° 42' 21" W	40.01'
②	N 39° 27' 51" E	25.74'
③	S 50° 32' 09" E	40.00'
④	S 39° 27' 51" W	25.62'



- NOTES:
- 1) I.P.F. DENOTES IRON PIPE FOUND
 - 2) I.R.S. DENOTES IRON ROD SET
 - 3) FOR DEED REFERENCE SEE LIBER EHP 204, FOLIO 315 PARCEL NO. II
 - 4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT
 - 5) THESE LANDS AND NEIGHBORS LANDS: ZONED RB, (PROFESSIONAL OFFICE)
 - 6) PARKING EASEMENT ADDED 3-25-88

THIS PLAT WAS RECORDED IN THE RECORDS OF KENT COUNTY, MD. BOOK 259 PAGE 286-288
 FILED FOR RECORDING IN
 3-25-88
 E. G. SMITH
 CLERK

SURVEY OF PART OF THE LANDS OF JOSEPH W. STRONG SR. TRUSTEE CHESTERTOWN 4th ELECTION DISTRICT KENT COUNTY, MD FOR: EDWARD G. SMITH		MC CRONE Engineers • Planners Surveyors Annapolis, Maryland Centerville • Chestertown • Denton • Eastern Edin • Leonardtown • Prince Frederick	DRAWN BY <i>RAM</i> SCALE 1" = 20' DATE 2-88 JOB NO. 202410724 FOLDER 577
SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE			